



**Date: 09/04/2018**  
**Our ref:**  
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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Dear Alex,

Re: 5 Great James Street, WC1N 3DB

Thank you for submitting a pre-planning application enquiry for the above property.

**1. Proposal**

The proposal is for: Alterations to improve fire safety.

**2. Site description**

5 Great James Street is a grade II\* listed building within the Bloomsbury conservation area. The building is situated over four floors with a basement. The ground and basement levels are used as offices and the upper floors are residential.

**3. Relevant planning history**

2017/3927/L – application to improve fire safety.

**4. Relevant policies and guidance**

[National Planning Policy Framework 2012](#)

[The London Plan 2016](#)

[Camden Local Plan 2017](#)

[Camden Planning Guidance 2011/2015](#)

CPG1 (Design)

**5. Design and Conservation**

Basement

The alterations at basement level involve the erection of a plasterboard ceiling and fire lining the electrical cabinets. The existing ceiling is not historic it would therefore be unlikely the Council would resist this part of the proposals. Fire lining the electrical cabinets is also an acceptable alteration.

It is also proposed to carry out some structural works to the rear – I suggest some investigative work is undertaken to establish exactly what works are required here.

#### Ground Floor

At this level it is proposed to reinforce and fire line the partition wall between the front room and the hallway. The historic wall panelling exists here so any works should be sensitive to the historic fabric. Whilst on site, we discussed opening up the panels and establishing if there was space for the fire lining to be erected in between the panels. If space is minimal, this might result in the wood panelling encroaching into the front room and slightly compromising the appearance of the cornice. This could be acceptable as long as all other options have been exhausted. The other option was to apply intumescent paint to the panelling, however at this stage it is not clear if this would provide satisfactory protection.

I have no objection to the proposed fire door at this level.

I have no objection to the fire lining of the separation between the ground floor and staircase leading to the basement.

#### First Floor

At this level it is proposed to repair the ceilings with a plaster skim and to make the ceilings more fire resistant. Where lath and plaster exists, any repairs should be in lath and plaster. The ceilings should not be covered over with plaster board or anything similar. In order for the ceilings to be more fire resistant, intumescent paint should be applied.

Where doors are not historic, they can be replaced with fire resistant doors as long as the appearance is sympathetic to the character and appearance of the building.

A glazed balustrade can be fixed internally to the window to the rear. The glass in the window is not historic, so can be replaced with something sympathetic to the building – no wired glass.

### 6. Listed Building Consent application information

Should you choose to submit a listed building consent application which addresses the outstanding issues detailed in this report satisfactorily, I would advise you to submit the following for a valid planning application:

- Completed form – Listed Building consent Application
- An Ordnance Survey based location plan at 1:1250 scale denoting the application site in red
- Floor plans at a scale of 1:50 labelled 'existing' and 'proposed'
- Roof plans at a scale of 1:50 labelled 'existing' and 'proposed'
- Elevation drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- Section drawings at a scale of 1:50 labelled 'existing' and 'proposed'
- Design and access statement
- The appropriate fee
- Please see [supporting information for planning applications](#) for more information.

We are legally required to consult on applications with individuals who may be affected by the proposals. We would put up a notice on or near the site and advertise in a local newspaper. The Council must allow 21 days from the consultation start date for responses

to be received. You are advised to contact your neighbours prior to submission, to discuss the proposals.

Non-major applications are typically determined under delegated powers, however, if more than 3 objections from neighbours or an objection from a local amenity group is received the application will be referred to the Members Briefing Panel should it be recommended for approval by officers. For more details click [here](#).

**This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.**

If you have any queries about the above letter or the attached document please do not hesitate to contact Colette Hatton on **020 7974 5648**

Thank you for using Camden's pre-application advice service.

Yours sincerely,

Colette Hatton

**Conservation Officer  
Planning Solutions Team**